

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		RIVER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	HAGNER HENRIETTA JANE ETAL			
Owner 2:	TRS HAGNER FAMILY REVOCABLE			
Owner 3:				
Street 1:	30 RIVER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	HAGNER HENRIETTA JANE -		
Owner 2:	-		
Street 1:	30 RIVER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1401 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	138,100		451,200	589,300
Total Card	0.110	138,100		451,200	589,300
Total Parcel	0.110	138,100		451,200	589,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		420.63	/Parcel: 420.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	138,300	0	4,800.	451,200	589,500	589,500	Year End Roll	12/18/2019
2019	101	FV	125,000	0	4,800.	479,400	604,400	604,400	Year End Roll	1/3/2019
2018	101	FV	135,200	0	4,800.	349,700	484,900	484,900	Year End Roll	12/20/2017
2017	101	FV	135,200	0	4,800.	304,600	439,800	439,800	Year End Roll	1/3/2017
2016	101	FV	135,200	0	4,800.	259,400	394,600	394,600	Year End	1/4/2016
2015	101	FV	134,500	0	4,800.	253,800	388,300	388,300	Year End Roll	12/11/2014
2014	101	FV	134,500	0	4,800.	208,700	343,200	343,200	Year End Roll	12/16/2013
2013	101	FV	134,500	0	4,800.	198,500	333,000	333,000		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/21/2018	SQ Returned	MM	Mary M
8/27/2012	Info By Phon	BR	B Rossignol
1/6/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	264	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/18/1993		MF	

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

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